



## United States Department of the Interior

NATIONAL PARK SERVICE  
Fire Island National Seashore  
120 Laurel Street  
Patchogue, NY 11772

### Review and Comments on Building/Zoning Permit Application

**Applicant(s):**

Owner: Frank Johnston

**Tax Map #:**

496-2.9

**Application No.:**

Receipt #43081

**Zoning Authority:**

Islip

**Community:**

Cornielle Estates

**Object (Yes/No):**      Yes

*If Objection status is "Yes", property will be subject to the condemnation authority of the Secretary of the Interior, if built as proposed, or previously built with or without permits beyond allowable standards.*

**Reason for Objection:** 36 CFR Part 28.12(d)

**Objection Type:**      Exceeds 35% maximum lot occupancy

**Comments:**

The National Park Service objects to the overdevelopment of this property. The application provided does not adequately show the dimensions of the existing wood decking around the pool and when estimated and included in the lot occupancy, the development of the property exceeds 35%. The Federal Standard for lot occupancy includes the total development footprint, including all buildings, accessory structures and any extension of the upper floors beyond the developed area on ground level. In order to comply with Federal Zoning Standards, the lot occupancy must be 35% or under. In addition, the drawings do not include the height of structures and are required to be no more than 28ft above FEMA flood elevations. Accessory structures, such as pool houses are permitted as long as there are no kitchen facilities. The National Seashore is interested in seeing the permits for the "new deadman" and "new poles".

*Review of this application for construction or variance request within the Fire Island National Seashore is made in accordance with 36 C.F.R. Part 28, Federal Zoning Standards for Fire Island National Seashore.*

  
Superintendent

  
Date

Cc: Applicant